

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**

**MEETING OF THE BOARD OF DIRECTORS**

**JUNE 3, 2014**

**17171 PARK ROW, SUITE 310, HOUSTON, TX 77084**

---

**OPEN SESSION**

**DIRECTORS PRESENT**

Jonathan Vidrine, Elizabeth Johnson, John Carew, and Becky Bangert

Also present was Karen Janczak of Crest Management.

**CALL TO ORDER**

Notice of the meeting having been given and a quorum present the meeting was called to order at 6:26 P.M.

**ASSOCIATION ATTORNEY** – The Association’s attorney, James Young, met with the Board and discussed the collection process for unpaid assessments. Also discussed was the community fence on Pointed Oak. The attorney suggested individual agreements with each owner in regards to future maintenance since a change to the association’s documents requires approval of 65% of the owners. The Board also discussed the development of ACC Guidelines for the association with the attorney. Ms. Janczak is to provide the Board with examples of guidelines used by other communities and the Board is to draft these guidelines.

**MINUTES** – A motion was made, seconded and the Board approved the minutes of the open meeting held on May 3, 2014 as written.

**FINANCIAL REVIEW** - As of April 30, 2014 there was \$378,049.38 in total cash, \$70,100.90 in capital reserves and \$41,126.58 in accounts receivable.

**BUSINESS**

**COMMUNITY WEBSITE** – Mr. Caleb Estes attended the meeting to discuss the community website. Board Members and management developed login information for the website. Mr. Estes is to provide written instructions for access the website and sending mass emails.

**POINTED OAK FENCE REPLACEMENT** – Ms. Janczak advised that Colonial Fence Company was scheduled to replace the community fence on Pointed Oak Lane beginning on June 12, 2014 and the project would take 2 to 3 days.

**MONUMENT REPAIRS** – The Board reviewed and discussed two proposals submitted for repainting the letters of the community’s monuments. After discussion, the Board agreed to have Mr. Carew’s wife paint the monument letter at no cost to the association other than the material needed.

**POOL PUMP ROOM DOOR REPLACEMENT** – The Board reviewed three proposals for replacement of the pool pump room doors. After discussion, a motion was made, seconded and the Board approved the proposal submitted by Tuttle Construction for \$3,332.88.

**MUD MEETING PREPERATIONS** – The Board discussed attending the MUD meeting scheduled for June 23, 2014. The Board will be requesting funds for improvements to the green space to include additional parking.

**NEWSLETTER** – The Board discussed newsletter content for the next newsletter.

**MOVIE NIGHT** – The Board discussed movie selection for the next movie night.

**PARKING PETITION** – The Board discussed the parking petition and requested that Ms. Janczak provide them with the addresses of residents that have already signed the petition. The Board will go door to door to obtain additional signatures.

**GREEN SPACE REQUEST** – The Board reviewed and discussed a request by a homeowner on behalf of 2<sup>nd</sup> Baptist Church to use the community's green space next to the pool. The Board agreed to let the church use the space after signing a waiver but strongly discourage use of the green space as they feel that it is not usable space as there is ant, holes, and stickers in the grass.

**IRRIGATION REPAIRS AND IMPROVEMENTS** – The Board reviewed and discussed a proposal provided by Terry's Landscape to upgrade the community's irrigation system. This item was tabled until the association's water cost can be better evaluated.

**NEXT MEETING**

The next meeting will be the Annual Meeting and is scheduled for July 1, 2014 at 7:00 p.m.

**ADOURNMENT** – The open meeting was adjourned at 8:15 PM.

SUBMITTED

BOARD MEMBER

DATE

07/01/14

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**

**MEETING OF THE BOARD OF DIRECTORS**  
**May 6,, 2014**  
**22150 WESTHEIMER PARKWAY, KATY, TX 77450**

**ESECUTIVE SESSION**

**DIRECTORS PRESENT**

Jonathan Vidrine, Elizabeth Johnson, John Carew, and Becky Bangert.

Also present was Karen Janczak and Andrea Garcia of Crest Management.

**MINUTES** – A motion was made, seconded and the Board approved the minutes of the executive meeting held on May 3, 2014 as written.

**MANAGEMENT REPORTS**

**DEED RESTRICTIONS** – The Board reviewed the deed restriction report as presented by Ms. Janczak. .

**DELINQUENCY REPORT** – The Board reviewed the delinquency report as presented by Ms. Janczak. A motion was made, seconded and the Board approved moving forward with legal collection of post-bankruptcy fees due on two accounts.

**ADJOURNMENT**

The meeting adjourned at 8:41 PM.

**SUBMITTED**

  
\_\_\_\_\_  
**BOARD MEMBER**

**DATE**

07/01/14